

Mr & Mrs Tasker

22 Sydney Avenue
Hamble-le-Rice
Southampton
SO31 4JP

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Design & Access Statement

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Figure 1 - Site Location Plan (site in red)

1. Introduction

1.1 The Application

This request for full planning consent is for the erection of a detached dwelling at the rear of 22 Sydney Avenue, SO31 4JP (Figure 1).

1.2 The Applicant

The applicants Mr & Mrs Tasker are the owners of the site.

1.3 Background

The existing site comprises a 4 bedroom two storey detached dwelling with lapsed planning consent for the "erection of 1no 2 bed detached dwelling with new vehicular access to Flowers Close" (application ref: F/08/62420). This application seeks to reinstate this lapsed permission, with the proposals being updated to comply with current policy and space standards.

The fundamental changes to the 2008 approval pertain to the inclusion of 2no dormers and use of the roof space to create 1no additional bedroom. With the exception of the dormer windows, the proposed scale and massing remains the same as the 2008 approved scheme.

1.4 Applicants Agent

This application has been produced by RS Studio on behalf of the applicant.

2. Context

2.1 The Requirement

The proposal intends to deliver 1no 3bed dwelling with requisite parking, amenity space and new vehicular access from Flowers Close, at the rear (South) of 22 Sydney Avenue.

2.2 Site Location

The application site is located on Sydney Avenue. The site falls within the boundaries of Eastleigh Borough Council. The site postcode is SO31 4JP.

2.3 Site Description

The site consists of a broadly North South orientated rectangular site, with the existing dwelling located to the North of the site with a frontage towards Sydney Avenue. There is vehicular access from the main road. The site comprises a 4 bed double storey detached dwelling with a large amenity space to the rear. The site boundaries are screened by timber fencing to the South, East and West, with the western frontage facing Flowers Close. The site area measures approximately 549m².



Figure 2 - 22 Sydney Avenue (satellite image)

Site	Site Area	Building Area	% Plot to Building Ratio
No22 Sydney Avenue (Existing)	549	118	21%
No22 Sydney Avenue (Proposed)	295	97	33%
Flower Close (Proposed site)	254	80	31%
No22A Sydney Avenue	219	69	32%
No22B Sydney Avenue	188	100	53%
No24 Sydney Avenue	627	199	31%
No1 Flower Close	306	86	28%
No2 Flower Close	236	78	33%
No3 Flower Close	250	82	32%

Table 1 - Plot sizes

Property Size	Car Ownership		Car Parking Standard			Long Term Cycle Storage	
	2001 (Census)	2026 (TEMPRO growth)	with 50% or more unallocated spaces	with <50% unallocated spaces	Individual/ 'on-plot' allocation	Individual storage	Communal storage
	cars per household		parking spaces per dwelling				
GENERAL RESIDENTIAL							
1 bed	0.96	1.00	1.00	1.25	2	1	1
2/3 bed	1.37	1.44	1.50	1.75	2	2	1
4+ bed	1.69	1.77	2.00	2.25	3	2	1
OLDER PEOPLE'S HOUSING							
Active elderly with Warden Control	0.39	0.41	0.50	0.60	1	1	1
Nursing and rest homes	1 space per 6 bedrooms plus 1 space per staff member					1 per 6 staff	

Table 2 - Eastleigh Residential Parking Standards (2009)

2.4 Area Character

The site surroundings are characterised by a mix of detached bungalows and double storey properties. In the recent years, many of the plots on Sydney Avenue have undergone developmental works.

The area aesthetic is characterised by the use of masonry and render. The local area has seen an increasing number of planning applications for replacement dwellings and general property development such as:

- No 24 Sydney Avenue: Construction of 2no semi-detached two storey dwellings and 1no chalet bungalow with front dormer windows, basement, new access following demolition of existing dwelling and outbuildings.
- No 37 Sydney Avenue: Erection of single and two storey side and rear extension and erection of detached garage following demolition of existing.

Of particular interest to this application is the development at No24 Sydney Avenue which was approved in 2004 for the erection of 2no semi-detached two storey houses and 1no bungalow, which established the principal of infill garden development in the area.

2.5 Planning Policy

Key policies/documents that were considered in the preparation of this application are:

59.BE Design Criteria

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes.

The proposal seeks to make use of a garden space, the principle for which has generally been established by the development at No.24 Sydney Avenue, and the site has sufficient space to accommodate an additional dwelling. Matters pertaining to mass, scale, materials, layout, design and siting are addressed below to Section 4 of this document. It should be noted that all proposed massing and scale remains commensurate with the previous approval (Application No: F/08/62420).

DM1 General Criteria for New Development

This policy generally reiterates the above requirements of Policy 59.BE

Eastleigh Parking Standards (SPD)

The proposed development meets Eastleigh Parking Standards with the 3 bed property being supplied with 2no parking spaces.

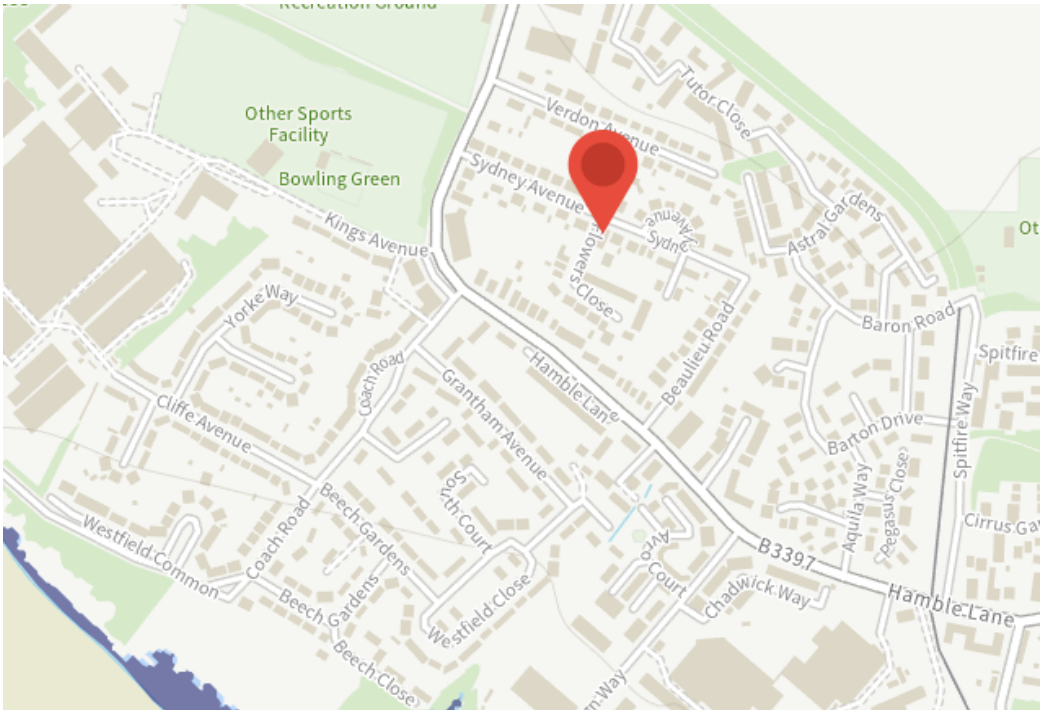


Figure 3 – Flood Map

Table 1 - Minimum gross internal floor areas and storage (m ²)					
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 3 – Minimum Space Standards

Quality Places (2011)

With respect to external space, the design should involve trees and other vegetation, sustainable drainage systems and hard materials. The plot is to be screened to its boundary via the retention of much of the existing foliage, trees and hedging. Boundary elements such as close boarded fencing will be utilised where required to demarcate the boundary between the host property and the proposal.

With respect to amenity, the minimum for private amenity space is generally considered to be 60% of the floor space, and it is demonstrated that the proposed works comply with this criterion.

In addition, front gardens are an important contributor to the street as well as providing opportunities for social interaction and defensible space, and as such has been considered within the proposed works.

Eastleigh Borough Local Plan 2011-2029

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

3. Survey / Investigation

3.1 Flood Risk

The Environment Agency flood risk maps were reviewed, and it was identified that the site lies within Flood Zone 1, and therefore no further flood risk assessment work has been undertaken (Figure 3).

3.2 Ecology

It is not anticipated that there are any protected species on site. It is proposed, however, that hedgehog holes, swift boxes and other such ecological enhancements be employed within the proposal.

3.3 Arboriculture

Whilst the garden is well screened by bushes and hedgerows, there are no identified TPOs located at 22 Sydney Avenue and there are no significant trees within falling distance of the site. As such no further assessment work has been undertaken in this regard.



Figure 4 - Existing site plan

3.4 Transport

The proposed works will provide a total of 2no parking spaces (Figure 5) for the proposed dwelling with access via dropped kerb from Flowers Close. The spaces will be in tandem along the northern side of the property. The parking arrangements at No22 Sydney Avenue are not affected.

The proposed site is located within the Urban Edge highlighted within the Eastleigh Borough Council Local Plan. Hamble Lane is within close proximity to the proposed site and hosts numerous bus stops with connections to Eastleigh and Southampton, and is described with the Eastleigh Local Plan as a “quality bus route”. It anticipated that this route will also be upgraded in the future with a proposed cycle route. Hamble train station is within 0.7 miles of the proposed site, creating easy access to Southampton and Portsmouth.

3.5 Noise Impact

No noise issues related to the use of the plot are anticipated, due to the proposed residential nature. The proposal is to be sited 15m from the dwelling at 1 Flowers Close and 14m from 22 Sydney Avenue. Whilst 24 Sydney Avenue is to be located in close proximity to the proposal care has been taken to ensure all fenestration is located away from this boundary.

3.6 Utilities

No utilities related issues are anticipated as the proposal is within a built up urban area where additional connections to services and utilities can be made relatively easily.

4. Proposals

4.1 Amount

The proposal is for the development of 1no 3 bed dwelling on the site of 22 Sydney Avenue following the demolition of an existing outbuilding. The existing site has a total area of 549m², with a plot to build ratio of 21% (see Table 1). This is less than the majority of plot to dwelling ratios within the immediate vicinity of the site. The proposed plot to build ratios stand at 31% and 33%, similar to that found on Sydney Avenue and Flowers Close.

The dedicated plot sizes are as follows:

- 22 Sydney Avenue. Site Area: 295m². Building GEA: 97m²
- Proposal. Site Area: 254m². Building GEA: 80m²



Figure 6 - Proposed front elevation

The size of the dwelling is deemed to be commensurate with Technical Housing Standards (Nationally Described Space Standards) (Table 4).

4.2 Layout

The proposed dwelling is to be located to the rear of the existing site and accessed from Flowers Close. It is to be situated approximately 15m from the residence at 1 Flower Close, and 14m from the main bulk of 22 Sydney Avenue.

The internal layout comprises 3no bedrooms arranged over a 2-storey chalet arrangement. This ensures that the building focuses fenestration towards Flowers Close, and thus no overlooking towards adjacent properties occurs from the first floor window arrangement

4.3 Scale

The ridge height of the existing dwelling (no 22 Sydney Avenue) is approximately 8m high, with the proposed dwelling on Flowers Close set at 6m. The property at 24 Sydney Avenue is approximately 7.5m. The design of the proposed dwelling is to display a hunkered down chalet roof form which will ensure that it will not appear overly large against its neighbours. This will also assist in causing minimal overshadowing to the host dwelling, and reduce impact to 24 Sydney Avenue and surrounding amenity areas.

4.4 Appearance

In terms of overall appearance, it is proposed that an aesthetic in keeping with the surrounding area, with a strong utilisation of masonry, will be employed. This will be similar to the materiality of neighbouring properties.

The hipped roof forms on the proposed dwelling help to reduce concerns of overall massing, scale and impact to adjoining owners.

The local area represents a degree of variety with respect to material palette, and broadly the proposed material palette includes:

- Red/Brown Brick
- Marley concrete roof tiles (brown)
- UPVC fascia and soffit (white) with rainwater goods (black)
- Permeable block pavements (charcoal) to parking areas
- Permeable block pavements (brindle) to footpath and communal areas

Both types of block pavements are to be level and in-line with each other and will be utilised to demarcate communal from designated parking and footpath areas.

4.5 Landscaping

The full site will go under material improvements with a mix of hard and soft landscaping utilised throughout. It is proposed to employ the use of box hedging to screen the front of the proposal and soften the fenced boundary perimeter, the final specification of which can be secured by a suitably worded planning condition.

The proposals also include provision of a new drop kerb along Flowers Close to provide access for 2no parking spaces to serve the new dwelling. It is assumed that appropriate cycle provision can be made via use of a shed, and an area of hard standing accessed via a side gate is allocated for on-site bin storage.

4.6 Access & Inclusion

Level access will be provided ensuring compliance with Part M to the ground floor.

4.7 Sustainability

No measures over and above Building Regulations compliance are anticipated, with the exception of the 10% TER reduction as necessitated by Eastleigh Borough Council.

4.8 Foul and Surface Water Drainage

Foul water will be connections are to be made as required. Any additional rainwater will be directed to soakaways as per Building Regulations.